# DEVELOPMENT LAND

## BUCKLAND ROAD

NEWTON ABBOT / DEVON

An edge of town residential opportunity comprising approximately **3.6 hectares (8.89 acres)** with an outline application for **up to 50 dwellings**.

**Application 25/01844/MAJ**

**3.6 ha**

APPROXIMATE SITE AREA

**50**

UP TO DWELLINGS SOUGHT

**1.43 ha**

INDICATIVE NET DEVELOPABLE AREA

WARD CHOWEN COMMERCIAL

RUBIX LAND

# The opportunity

The site is a sloping arable field enclosed by established hedgerows and mature trees on the eastern edge of Newton Abbot. Buckland Road adjoins its western and northern boundaries. Existing residential development lies to the west, while agricultural land extends eastwards. The Teign Estuary is approximately 600 metres to the north.

## Proposed development

The outline application is for housing, public open space, a children's play area, landscaping, sustainable drainage and associated works. Vehicular access is proposed from Buckland Road. Layout, scale, appearance and landscaping remain reserved matters.

## Landscape-led concept

The illustrative layout places most housing toward the southern portion of the site, with green infrastructure, a wildlife corridor, drainage and a play area. The applicant envisages two to four bedroom houses. The layout and housing mix are indicative and require further approval.



Aerial view of the application land (outlined)



View across the site

# Newton Abbot and South Devon

Newton Abbot is a thriving South Devon market town whose established shops, services, schools, leisure facilities and employment base make it an attractive place to put down roots. Its traditional market character sits comfortably alongside a growing choice of places to eat and meet, giving the town an appeal that extends beyond the summer season.

## Coast and countryside

The area offers a particularly appealing choice of landscapes. The English Riviera, with the beaches and waterfronts of Torquay, Paignton and Brixham, is readily accessible, as are the coastal towns of Teignmouth and Dawlish. Residents can make the most of the South Devon coast throughout the year, from a walk beside the sea to family days on the beach. Inland, Dartmoor National Park offers open moorland, granite tors, walking and cycling, a striking contrast to the coast. The River Teign and its estuary add another dimension to the local landscape. This variety of settings is an enduring attraction for households looking to balance town life with time outdoors.

## Connected living

Newton Abbot has a mainline railway station, with services toward Exeter, London, Plymouth and Cornwall, and the Riviera Line to Torbay. Road links through the A380 and A38 give access to Exeter, Torbay and the wider South West. The town serves as an established centre for shopping, work and education, with a range of day-to-day facilities that new residents can use without relying solely on the coastal resorts. Its position makes it practical for journeys across the region while keeping the coast and countryside close at hand. For many buyers, that combination of useful connections and a distinctly South Devon lifestyle is a persuasive reason to choose Newton Abbot as a long-term home.

## A compelling setting for new homes

For a residential developer, the proposition combines an established town with the lifestyle attractions that draw buyers to South Devon: local amenities, regional connections and a choice of beaches, estuary and moorland. A thoughtful range of homes and attractive green space would allow a scheme here to appeal to families, working households and those seeking a lasting base in the area. The proposed setting at the edge of the town offers a clear story for future marketing, subject to the details ultimately approved.




| House Types | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| Name | Rooms | Occupancy | Storey Height | No. Units | Internal Area | Total Internal Area | Parking | | | |
| | | | | | sqft | sqft | Residents | Garage | Visitors | Total |
| Red Line Area (Areas) | | | | 8.80 | | | | | | |
| Open Market | | | | | | | | | | |
| Yew | 2B | 4P | 2 | 5 | 856.38 | 4,282 | 2 | | 0.2 | 11 |
| Hawthorn | 3B | 4P | 2 | 5 | 910.60 | 4,553 | 2 | | 0.2 | 11 |
| Cherry | 3B | 5P | 2 | 6 | 1001.00 | 6,006 | 2 | | 0.2 | 13 |
| Pine | 3B | 4P | 2 | 3 | 910.60 | 2,732 | 2 | | 0.2 | 7 |
| Cedar | 3B | 6P | 2 | 9 | 1116.20 | 10,046 | 2 | | 0.2 | 20 |
| Oak | 4B | 6P | 2 | 4 | 1192.00 | 4,770 | 3 | 4 | 0.2 | 10 |
| Spruce | 4B | 7P | 2 | 2 | 1528.48 | 3,057 | 3 | 2 | 0.2 | 6 |
| Custom Build | | | | 2 | | | 2 | | | 0 |
| Total | | | | 37 | | 35,446 | | 6 | | 87 |
| Affordable (35%) | | | | 13 | | | | | | |
| Bramley | 2B | 4P | 2 | 5 | 861.10 | 4,306 | 2 | | 0.2 | 11 |
| Williams | 3B | 5P | 2 | 8 | 1016.10 | 8,129 | 2 | | 0.2 | 16 |
| Total | | | | 13 | | 12,434 | | | | 29 |
| Total | | | | 50 | | 47,880 | | | | 115 |

Land Off Buckland Road
Newton Abbot

Illustrative Layout

| | |
|---|---|
| Project Number | RS406 |
| Location | Newton Abbot |
| Client | Rubix Strategic |

| Drawing Number: | Revision: |
|---|---|
| 120 | G |

| Date: | Drawn By: | Paper: |
|---|---|---|
| 06/26 | AW | A2 |

N

Scale: 1:1000

0 10 20 30 40 m

*This plan is provided as an illustration only, without the benefit of full due diligence. No reliance should be placed on the accuracy of this plan.*

Planning | Masterplanning & Urban Design | Architecture | Project Management | Graphic Design

info@oggrp.co.uk

www.development.medialeads.co.uk/octavia

# Planning, information and viewings

## Outline application

Teignbridge application **25/01844/MAJ** is for up to 50 homes, with all matters reserved except access. On 21 July 2026 the Planning Committee resolved to grant permission, subject to completion of a legal agreement and conditions. An issued decision notice should be confirmed before the site is marketed as having outline consent.

## Policy and technical matters

The committee report identifies the land under Local Plan policy GC16. The indicative net developable area is 1.43 hectares, with a play area of at least 400 sq m, sustainable drainage and green corridors. Proposed conditions cover highways, construction, archaeology, ecology, lighting, trees, open space and carbon reduction. Detailed drainage design is required with reserved matters, and off-site highway works before occupation. Details remain subject to the final decision and subsequent approvals.

## Proposed obligations

The officer recommendation seeks **25% affordable housing**, **5% custom build**, £33,557 for NHS surgery expansion, up to £180,000 for Sandringham Park footpath works, £5,000 for a traffic order, and biodiversity net gain delivery and monitoring. Final terms depend on the completed agreement.

## Potential wholly affordable scheme

The site may interest a registered provider or affordable housing developer considering wholly affordable homes. Subject to Council agreement on the planning route and legal terms, qualifying homes may be eligible for CIL social housing relief. This would not automatically remove section 106 obligations, infrastructure contributions or biodiversity requirements. Tenure mix, relief eligibility and viability require separate assessment.

## Viewings and further information

Any party wishing to view the site must contact the agent to arrange this. The agent's details appear opposite. For technical reports and further information, please email **neilwoolcock@wardchowen.com** and **adam.parker@oggrp.co.uk**.

## Agent and enquiries

**Ward Chowen Commercial - Neil Woolcock**
01822 855100 | 07733 320185
neilwoolcock@wardchowen.com
**Adam Parker - Head of Land**
07881 715 431 | adam.parker@oggrp.co.uk

# Bidding instructions

**Deadline for offers: 4 December 2026.** Unconditional offers are invited for the site. Each offer must include the following information. Submission arrangements should be confirmed with the agent.

01 **Purchaser**

Confirmation of the purchaser's identity.

02 **Financial proposal**

Purchase price and the proposed timing of payments.

03 **Affordable housing**

A financial breakdown of the affordable housing offer assumed, and the name of the proposed Registered Provider.

04 **Funding**

Confirmation of the funding position.

05 **Planning contributions**

A breakdown of all section 106 and Community Infrastructure Levy payments allowed for within the offer.

06 **Abnormal costs**

A breakdown of all abnormal costs, including utility and service connections.

07 **Approvals**

The board approval process, timings and the level of approval already secured for the bid.

08 **Legal representation**

Details of the purchaser's solicitor.

09 **Comparable acquisition**

An example of a recent comparable acquisition.

10 **Retained land access**

Acknowledgement that the purchaser will agree to provide adopted roads and access corridors to the retained land to the south, with a minimum width of 10.5 metres.

**Important information**

These particulars are a marketing summary. Areas and distances are approximate. The illustrative plan does not establish an approved layout or guarantee 50 dwellings. Purchasers should make their own legal, planning and technical enquiries. No statement forms part of a contract.